

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

November 17, 2011 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam E. Blackburn, Vice Chair
Dorsey Hall, Board Member
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting by welcoming the two guests in attendance.

MINUTES

Motion by Sam Blackburn, second by Dorsey Hall and the Board approved the September 22, 2011 minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

EDUCATION

Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted to approve the following courses for fiscal year 2011-2012. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Dynasty School
 - (a) Advanced Residential Applications & Case Studies – Online 15 hours QE and 14 hours CE
- (2) NAIFA
 - (a) 2012-2013 National USPAP Update – Classroom 7 hours CE
- (3) American Society of Farm Managers & Rural Appraisers
 - (a) 2012-2013 National USPAP Update – Classroom 7 hours CE
- (4) Lynx Valuation, LLC
 - (a) 2012-2013 National USPAP Update – Classroom 7 hours CE
- (5) Appraisal Institute
 - (a) Fundamentals of Separating Real & Personal Property from Intangible Business Assets – Classroom 14 hours CE without exam and 15 hours CE with exam. CE credit only
- (6) McKissock, L.P.
 - (a) Introduction to Regression Analysis for Appraisers – Live Webinar – Online 4 hours CE
 - (b) Appraising in a Post-HVCC World – Live Webinar – Online 4 hours CE
 - (c) The Changing World of FHA Appraising – Live Webinar – Online 7 hours CE
 - (d) Introduction to Residential Green Building for Appraisers – Live Webinar – Online 4 hours CE
 - (e) REO and Short Sale Appraisal Guidelines – Live Webinar – Online 4 hours CE

Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following courses for individual continuing education credit. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (a) AARO's 2011 Fall Conference – 10 hours CE

CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- (a) Margaret Denise Adams – Certified General
 - (b) Larry “David” Cassady – Associate
 - (c) A. Christina Corley – Certified Residential (GA)
 - (d) John F. Guinn – Certified General (GA) **
 - (e) Aaron R. Kline – Certified Residential (PA)
 - (f) Virginia G. Lord – Certified General (GA)
 - (g) Conrad H. Meertins, Jr. – Certified Residential (NY)
 - (h) Mary E. Rutledge – Certified Residential (GA)
 - (i) Casey R. Taylor – Associate
 - (j) Natalie H. Thompson – Certified Residential (GA)
- B. Approval – AMC Companies - Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following Appraisal Management Company list. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (a) Broad Street Valuations, Inc. - #7
 - (b) C2C Appraisal Services, LLC - #5
 - (c) DartAppraisal.com - #21 **
 - (d) DataQuick Lending Solutions, Inc. - #26
 - (e) Equifax Settlement Services - #20
 - (f) FT Valuation Services - #19
 - (g) Finiti, LLC - #23
 - (h) First American Mortgage Services - #28
 - (i) Frisco Lender Services, LLC - #22
 - (j) iMortgage Services, LLC - #4
 - (k) Kirchmeyer & Associates, Inc. - #13
 - (l) Landsafe Appraisal Services, Inc. - #15
 - (m) Lincoln Appraisal & Settlement Services, LLC - #25
 - (n) LSI Appraisal, LLC - #14
 - (o) Nations Valuation Services, Inc. - #6
 - (p) Old Republic Diversified Services - #12
 - (q) Powerlink Valuations, LLC - #1
 - (r) PCV Murcor - #8
 - (s) Rels Valuation - #16
 - (t) Residential RealEstate Review, Inc. - #9
 - (u) Select Business Services - #2
 - (v) ServiceLink - #3
 - (w) Springhouse, LLC - #17

- (x) StreetLinks - #11
- (y) United Lender Services Corp. - #27
- (z) Urban Lending Solutions Appraisals, LLC - #18
- (aa) Valocity, LLC - #24
- (bb) Valuation Management Group, LLC - #10

- C. Margaret Denise Adams – Application with prior conviction. Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to approve the application for Certified General Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Class Appraisal Inc. – AMC – Compliance Manager (Amanda Kathryn Knockeart) had a previous conviction as noted on background check. Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to approve the AMC. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. CoreLogic Appraisal Service - AMC Compliance Manager (James T. Kobow) had a previous disciplinary action with the State of Minnesota. Mr. Kobow also had a previous conviction. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the AMC. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. Prime Valuation Services, LLC – AMC Compliance Manager (James T. Kobow) had a previous disciplinary action with the State of Minnesota. Mr. Kobow also had a previous conviction. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the AMC. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- G. National Real Estate Information Services – AMC Compliance Manager (Daniel M. Yoder, III) had a previous conviction as noted on background check and a previous disciplinary action with the State of FL. Motion by Sam Blackburn, second Kathy Mayfield and the Board voted to approve the AMC. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- H. John F. Guinn – Previous conviction at the age of 14 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the applicant. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- I. Jake Ernest Tidmore – Associate appraiser in Georgia – Experience and Education review. Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to

approve the education and experience obtained as a Trainee Appraiser in the State of Georgia. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

COMPLAINT

A. The Board reviewed the Case Flow Summary Chart and the staff reported 34 cases have been filed in 2011.

B. Cases

- (1) Case 10- 51 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (2) Case 10-52 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (3) Case 10-55 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (4) Case 10-56 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (5) Case 10-57 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (6) Case 10-60 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (7) Case 10-61 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (8) Case 10-62 - Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (9) Case 11-05 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (10) Case 11-06 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (11) Case 11-07 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (12) Case 11-10 - Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (13) Case 11-11 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (14) Case 11-14 - Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (15) Case 11-18 - Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (16) Case 11-19 – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously voted to file a formal complaint and set for a hearing. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

Hearings to be scheduled:

Case No. 10-41 and Case No. 11-02 – Lin Bell

Case No. 10-42 and Case No. 11-24 – Larry Halcomb

Case No. 10-18 – Matt Miniard

- C. Request from Matt Miniard to substitute a course in lieu of the course required by Final Order. – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to approve the request of Mr. Miniard to take the Appraisal Institute Advanced Concepts & Case Studies in lieu of the Sales Comparison Class. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Court of Appeals motion – Matt Miniard

MISCELLANEOUS

The Board reviewed the following information

- A. Herbert Pritchett- Board Member Request
- (1) Investigation Contract Increase – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously voted to increase the investigator contract if the amount of the contract gets below \$5,000 and if the need exist to increase. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
 - (2) Housekeeping Bill – The proposed housekeeping bill has been withdrawn at this time.
- B. 2012 Board Meeting Dates - Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously voted to accept the 2012 Board meeting dates. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- C. Kristi Klamet, ASC Response
- D. Budget Ending September 30, 2011
- E. 2012-2014 – Budget Submission
- F. KREAB 2012 Seminars & Dates - Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously voted to accept the 2012 Seminar dates. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- G. Request from Pearl Crum on extension to complete exam as required per her Agreed Order for 60 days. - Motion by Dorsey Hall, second by Sam Blackburn and the Board approved her request for an extension of 60 days. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes. Mr. Pritchett opposed the motion because she has taken the exam 13 times.
- H. 201 KAR 30:375 – Fees Paid to Appraisers – Harold Brantley, Chair appointed Sam

Blackburn to attend the regulatory hearing on November 21, 2011.

- I. Board Position on increasing Board Members - Motion by Sam Blackburn, second by Kathy Mayfield and the Board opposed to increase the number of Board Members. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes.
- J. Budget Ending October 2011
- K. Holidays for State Personnel
- L. AMC Regulations – G. Herbert Pritchett made a statement that we support what the original regulation stated but because of the legislative process, Mr. Pritchett made a motion to amend original to reflect the following changes – The Annual and Renewal fee will be \$2,000 per year and the Surety Bond to \$100,000. The Chair or designee will represent the Board at the legislative meeting. Roll call - Sam Blackburn – Yes; Dorsey Hall – Absent; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

NEW BUSINESS

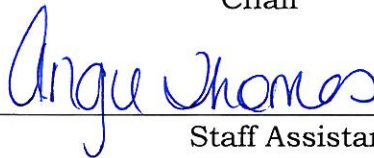
Administrative Regulation Hearing – November 21, 2011 at 10:00 a.m. @ Board Office.

The December Board Meeting will be changed to December 20, 2011.

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to adjourn the meeting.



Chair



Staff Assistant